



**Planning &
Infrastructure**

Office of the Director General

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Our ref: 13/12128

Mr Paul Woods
General Manager
Kogarah Council
Locked Bag 8
KOGARAH NSW 2217

Dear Mr Woods

Determination of application for a site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Thank you for your letter and comments on the application for a site compatibility certificate for the former Bethany College site at 143-157 Princes Highway and 40-48 Chapel Street Kogarah. I have given this matter close consideration and have determined the application under clause 25(4)(a) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 by issuing the attached site compatibility certificate.

The certificate has been issued on the basis that the site is suitable for more intensive development and that development for the purpose of seniors housing in an integrated care village is compatible with the surrounding environment.

The proposal will also contribute to the NSW government's priority to increase the supply of housing in appropriate locations near centres and public transport and assist in meeting demand for seniors housing in the Sydney region.

I note that while having no objection to the proposal, Council has identified several design issues relating to existing context, built form, landscape, amenity and safety/security aspects. I have asked that the applicant work with Council to resolve these matters prior to submitting a development application.

If you have any questions in relation to this matter, please contact Michael Kokot of the Sydney East Team of the Department of Planning and Infrastructure on 02 8575 4126 or Michael.kokot@planning.nsw.gov.au.

Yours sincerely


Sam Haddad
Director General

Enc: SCC certificate

15/8/2013.